

# Unit 3009 - Plaza Brickell 901 (West Tower)

3009 - 951 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11669091  
 Status: Active  
 Size: 639 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$519,000  
 List PPSF: \$812  
 Valuated Price: \$454,000  
 Valuated PPSF: \$710

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 440  
 Number of active listings for rent: 14  
 Number of active listings for sale: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

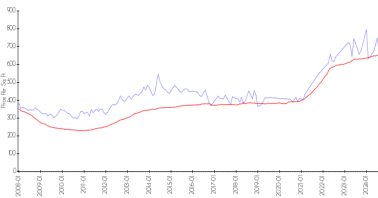
Plaza on Brickell Condo Association Tower II  
 786-220-5949 & (786) 220-5943

## Recent Sales

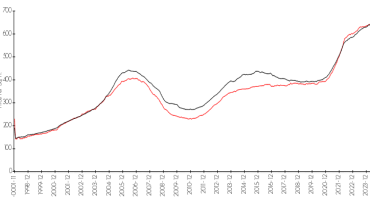
Unit #	Size	Closing Date	Sale Price	PPSF
3302	702 sq ft	Nov 2024	\$570,000	\$812
1608	639 sq ft	Oct 2024	\$520,000	\$814
1102	702 sq ft	Sep 2024	\$475,000	\$677
1106	1,113 sq ft	Sep 2024	\$675,000	\$606
3300	774 sq ft	Sep 2024	\$540,000	\$698

## Market Information

Plaza Brickell 901 (West Tower) vs Miami



Miami vs Miami-Dade



Plaza Brickell 901 (West Tower):	\$665/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Plaza Brickell 901 (West Tower) 3%  
 Miami 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Plaza Brickell 901 (West Tower) 58 days  
 Miami 87 days



